

**Mono County
Community Development Department
Planning Division**

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**LANDSCAPE & REVEGETATION PLAN
INFORMATION**

INTRODUCTION:

The Mono County General Plan requires the preparation of Landscape and Revegetation Plans (LRPs) for development projects in commercial districts. LRPs may also be required in visually sensitive areas such as along scenic highways or for development within certain Area Plan communities. The purpose of Landscape and Revegetation Plans is threefold: 1) to mitigate visual impacts caused by projects; 2) to restore disturbed areas to their natural state; and 3) to control erosion and sedimentation.

LANDSCAPE AND REVEGETATION PLAN SHALL BE DESIGNED TO:

- A. Minimize site disturbance.
- B. Maximize the use of native species and/or climate-adapted species.
- C. Maximize water conservation.
- D. Maximize screening of visually offensive uses (utilities, equipment, etc.).
- E. Use natural materials for fencing.
- F. Achieve visual harmony with the surrounding environment.

LANDSCAPE AND REVEGETATION PLAN SHALL INCLUDE:

- A. **Landscape Site Plan** (drawing): The site plan should illustrate the location of existing and proposed vegetation and landscape features and should be accompanied by a list of the plant species to be used, including the size and quantity of each. The approximate height of trees and shrubs should be indicated. If an area is to be seeded or revegetated with seedlings, this should be indicated on the site plan along with the percent coverage for each plant species to be used (e.g., one acre is to be seeded, coverage to be 50% bitterbrush, 25% sage, and 25% grass). Site-specific and regional characteristics such as soil conditions, precipitation, shading, and temperature should be considered in the formulation of landscape and revegetation plans. The use of native species or climate-adapted drought-tolerant species should be maximized.
- B. **Landscape Maintenance and Irrigation Plan** (drawing): All landscape and revegetation plans should include a maintenance program and should address irrigation. If an irrigation system will not be required to maintain the plantings, the plan should provide an explanation why. If an irrigation system will be required, the plan should provide a drawing of the proposed irrigation system. This drawing should be accompanied by a list of the materials to be used for the irrigation system. Irrigation systems should be designed to minimize water consumption, using drip irrigation systems where feasible.
- C. **Planting Schedule**: This schedule should include information on when the original plantings will be made, as well as when replacement of dead or damaged plants will occur. Revegetation should be initiated as soon as possible following completion of construction; the specific planting time should be chosen to maximize plant survival.
- D. **Planting Methods**: This section should include information on erosion-control methods to be used during the planting process. It should also include information on

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how topsoil and subsoil will be handled during the planting process in order to preserve seeds in topsoil (especially important in areas to be seeded). It should also discuss the use of fertilizer or soil amendments in areas to be revegetated.

- E. **Fencing/Screening**, if applicable: The landscape plan should include details of any proposed fencing or non-vegetative screening; i.e., materials, color and height. A detailed drawing of the proposed fencing should be included on the landscape plan. Fencing materials should be chosen to harmonize with the surrounding environment, using natural materials when feasible. The choice of materials and design should depend on the specific project and the site-specific environment.

Following initial staff review, elevations of the proposed landscaping may be required. These renderings should be drawn to scale and show the proposed structures and landscaping.

PLAN SPECIFICATIONS SHALL ALSO INCLUDE:

- A. Name/address/phone number of owner, applicant, plan preparer.
- B. North arrow, scale (1'=20' etc.), contour lines.
- C. Location and name of boundary streets and surface waters on property.
- D. Property lines/project boundary lines.
- E. Location of proposed structures, driveways and parking areas.
- F. Location of existing structures, driveways, parking areas and vegetation.
- G. Unusual site features (e.g., hilly terrain, drainages) on property.

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LANDSCAPE & REVEGETATION PLAN
CHECKLIST

The following items are required for Landscape and Revegetation Plans at the time a project is initially submitted to the Planning Division. Please check those items included, sign and date this checklist, and submit it with your Landscape and Revegetation Plan. Failure to include the required items may delay the processing of your application.

LANDSCAPE SITE PLAN (drawing):

- ⑧ List of plant species to be used.
- ⑧ Quantity of each plant species.
- ⑧ Size of plants (approximate height of trees and shrubs).
- ⑧ For areas to be seeded or revegetated with seedlings, estimate the percent coverage for each plant species (e.g., one acre to be seeded, coverage to be 50% bitterbrush, 25% sage, 25% grass).
- ⑧ Name/address/phone number of owner, applicant and plan preparer.
- ⑧ North arrow, scale (1'=20' etc.), contour lines.
- ⑧ Location and name of boundary streets and surface waters on property.
- ⑧ Property lines/project boundary lines.
- ⑧ Location of proposed structures, driveways, parking areas, vegetation, landscape features.
- ⑧ Unusual site features on property (e.g., hilly terrain, drainages).

LANDSCAPE MAINTENANCE & IRRIGATION PLAN (drawing): All landscape and revegetation plans should include a maintenance program and should address irrigation. If an irrigation system will not be required to maintain the plantings, the plan should provide an explanation why. If an irrigation system will be required, the plan should provide a drawing of the proposed irrigation system. This drawing should be accompanied by a list of materials to be used.

- ⑧ Planting schedule that includes information on original plantings and plantings to replace dead or damaged plants will be made.
- ⑧ Planting methods should include information on the treatment of topsoil and subsoil during planting, and the use of fertilizers and soil amendments.
- ⑧ Fencing materials, color and height, if applicable.

Signature

Date